

042.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

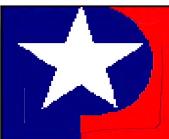
955,500 / 955,500

USE VALUE:

955,500 / 955,500

ASSESSED:

955,500 / 955,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
37-39		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FLYNN JANET M	
Owner 2:	
Owner 3:	

Street 1: 37 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: FLYNN RONALD A & JANET M -	
Owner 2: -	
Street 1: 37 WEBSTER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2453 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5680	Sq. Ft.	Site			0	80.	1.04	1									472,322						472,300	

Total AC/Ha: 0.13039

Total SF/SM: 5680

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total:

472,322

Spl Credit

Total:

472,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

955,500 / 955,500

955,500 / 955,500

955,500 / 955,500

User Acct

28918

GIS Ref

GIS Ref

Insp Date

11/12/18

!3521!

USER DEFINED

Prior Id # 1: 28918

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN RONALD A	33599-537		9/8/2001	Family	99	No	No		
	12408-518		4/5/1973		43,500	No	No	N	

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/14/2010	2407	Manual	3,220					INSULATE WALLS	11/12/2018	MEAS&NOTICE	HS	Hanne S
									4/14/2009	Meas/Inspect	163	PATRIOT
									4/25/2000	Inspected	264	PATRIOT
									2/9/2000	Mailer Sent		
									2/9/2000	Measured	197	PATRIOT
									7/1/1989		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Good	HEAT FUEL = GAS AND OIL.														
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:															
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: GRAY		1/2 Bath:	Rating:	A HBth:	Rating:															
				OthrFix:	Rating:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID														
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:		Kits: 1	Rating: Average	A Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 2														
Alt LUC:		Alt %:		Frl:	Rating:	WSFlue:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Jurisdct: G12		Fact: .						Other														
Const Mod:								Upper														
Lump Sum Adj:								Lvl 2														
INTERIOR INFORMATION				CONDOS INFORMATION				Lvl 1														
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Total Units:				Lower														
Partition: T - Typical				Floor:				Totals	RMs: 10	BRs: 4	Baths: 1	HB										
Prim Floors: 3 - Hardwood				% Own:				REMODELING				RES BREAKDOWN										
Sec Floors:			%	Name:				Exterior:	No Unit	RMS	BRS	FL										
Bsmnt Flr: 12 - Concrete								Interior:	2	5	2											
Subfloor:								Additions:														
Bsmnt Gar:								Kitchen:														
Electric: 3 - Typical								Baths:														
Insulation: 2 - Typical								Plumbing:														
Int vs Ext: S								Electric:														
Heat Fuel: 2 - Gas								Heating:														
Heat Type: 5 - Steam								General:														
# Heat Sys: 2									2	10	4											
% Heated: 100		% AC:																				
Solar HW: NO	Central Vac: NO																					
% Com Wal		% Sprinkled																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS												PARCEL ID 042-0-0002-0007.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100		5,100					
More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100																

SKETCH

IMAGE

AssessPro Patriot Properties, Inc